

Process Number	Applicant
00-289	75 Acres LLC
01-68	Cuban Agricola Inc.
01-235	William P. Calvert Trustee
01-268	Ignatian Spiritual Center
01-323	Jorge Hernandez
02-3	Mark Latterner, Trustee
02-37	Francisco Morillo

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/9/00 TO THIS DATE:

HEARING NO. 00-9-CZ11-1 (01-235)

29-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: WILLIAM P. CALVERT, TRUSTEE

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 162 Avenue & S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural - Residential)
RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS REMANDED AND REVISED FROM THE BOARD OF COUNTY COMMISSIONERS ON 10/11/01 TO THIS DATE:

HEARING NO. 01-5-CZ11-3 (01-68)

28-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: CUBAN AGRICOLA, INC.

GU to EU-M

SUBJECT PROPERTY: PARCEL "A": The west 223' of the south ½ of the SE ¼ of the SE ¼ of the SW ¼ of the NE ¼ of Section 28, Township 55 South, Range 39 East, less the south 35' thereof. AND: PARCEL "B": The south ½ of the SE ¼ of the SE ¼ of the SW ¼ of the NE ¼ of Section 28, Township 55 South, Range 39 East, less the south 35' and less the west 223' thereof.

LOCATION: 14945 S.W. 160 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.01 Acres

GU (Interim)

EU-M (Estates Modified 1 Family 15,000 sq. ft.)

APPLICANT: 75 ACRES LLC

RECONSIDERATION of a portion of Resolution CZAB11-40-99, passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property, all in accordance with § 33-319 (k)(2) & (3) of the Miami-Dade County Code as follows:

- (1) GU to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a proposed commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts RU zoned property; to waive same to omit the wall along the interior side (south) property line.

REQUESTS #1 THROUGH #3 ON PARCEL "A"

- (4) GU to IU-1
- (5) SPECIAL EXCEPTION to permit site plan approval for a proposed industrial development.

REQUESTS #4 & #5 ON PARCELS "B", "D" & "E"

IF REQUESTS #1 THROUGH #5 ARE REAFFIRMED, THEN THE FOLLOWING:

- (6) BU-1A and IU-1 to IU-1

IF REQUESTS #1 THROUGH #5 ARE NOT REAFFIRMED, THEN THE FOLLOWING:

- (7) GU to IU-1

AND WITH EITHER REQUEST #6 OR #7, THE FOLLOWING:

- (8) SPECIAL EXCEPTION to permit site plan approval for a proposed industrial development.
- (9) SPECIAL EXCEPTION to permit new and/or used automobile and truck sales agencies including ancillary rentals, service, repairs and retail auto parts and accessories.
- (10) NON-USE VARIANCE OF ZONING REGULATIONS to permit a total of 455 parking spaces (630 required).

REQUESTS #6-#10 ON PARCELS "A" & "D"

- (11) SPECIAL EXCEPTION to permit new and/or used automobile and truck sales agencies including ancillary rentals, service and repairs and retail auto parts and accessories.
- (12) NON-USE VARIANCE OF ZONING REGULATIONS to permit a total of 496 parking spaces (794 spaces required).

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APPLICANT: 75 ACRES LLC

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(13) NON-USE VARIANCE OF ZONING REGULATIONS to permit 34.58% of total gross floor area devoted to repair/service bays (15% maximum permitted).

REQUESTS #11-13 ON PARCELS "B" AND "E"

A plan is on file and may be examined in the Zoning Department entitled "137th Avenue Auto Park," as prepared by James Deen AIA, Architect, Planner and Associates, consisting of 36 sheets and a landscape plan as prepared by Rosenberg Design Group consisting of 3 sheets, all dated received 3/14/02. Plan may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the NE ¼ of Section 22, Township 55 South, Range 39 East, described as follows:

Commence at the Northeast corner of said Section 22; thence run S1°21'22"W, along the east line of said Section 22, for a distance of 898.26' to a point; thence run N89°46'56"W for a distance of 55.01' to the Point of beginning of the hereinafter described parcel; thence continue N89°46'56"W for a distance of 526.32' to a point; thence run N68°16'45"W for a distance of 214.49' to a point on a circular curve concave to the Northwest, said point bears S68°21'0"E from the center of said curve; thence run NE/ly along the arc of said curve, having for its elements a radius of 5,000' and a central angle of 2°52'5" for an arc distance of 250.27' to a Point of compound curvature of a circular curve concave to the west; thence run NE/ly along the arc of said curve, having for its elements a radius of 280' and a central angle of 18°33'40" for an arc distance of 90.71' to the Point of tangency; thence run N0°13'16"E for a distance of 271.62' to a point; thence run S89°46'56"E for a distance of 598.96' to a point on a circular curve concave to the west, said point bears N84°32'11"E from the center of said curve; thence run SE/ly along the arc of said curve, having for its elements a radius of 5,674.58' and a central angle of 6°49'12" for an arc distance of 675.45' to the Point of beginning. AND: PARCEL "D":

A portion of the NE ¼ of Section 22, Township 55 South, Range 39 East, described as follows: Commence at the Northeast corner of said Section 22; thence run S87°36'46"W, along the north line of said Section 22, for a distance of 300.64' to a point; thence run S1°21'29"W for a distance of 40.09' to a point on a line parallel with and 40' south of, as measured at right angle to the north line of said Section 22, said point also being the Point of beginning of the hereinafter described parcel; thence run N87°36'46"E, along the previously described line, for a distance of 144.3' to a Point of curvature of a circular curve concave to the Southwest; thence run NE/ly, E/ly and SE/ly along the arc of said curve, having for its elements a radius of 40' and a central angle of 85°29'14", for an arc distance of 59.68' to a Point of compound curvature of a circular curve concave to the west; thence run SE/ly along the arc of said curve, having for its elements a radius of 5,674.58' and a central angle of 1°26'11", for an arc distance of 142.26' to a point; thence run N89°46'56"W for a distance of 598.96' to a point; thence run N0°13'16"E for a distance of 151.73' to a point on a line parallel with and 40' south of, as measured at right angle to the north line of said Section 22; thence run N87°36'46"E along the previously described line for a distance of 397.84' to the Point of beginning. AND:

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APPLICANT: 75 ACRES LLC

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PARCEL "B": A portion of the NE ¼ of Section 22, Township 55 South, Range 39 East, described as follows:

Commence at the Northeast corner of said Section 22; thence run S87°36'46"W, along the north line of said Section 22, for a distance of 1,394.45' to a point on the west line of the east ½ of the NE ¼ of said Section 22, said line also being the east line of TAMIAIR INDUSTRIAL PARK, SECTION 1, Plat book 109, Page 18; thence run S0°13'16"W, along the previously described line for a distance of 40.04' to the Point of beginning of the hereinafter described parcel; thence continue S0°13'16"W, along the previously described line for a distance of 1,199.93' to a point; thence run S89°46'56"E for 283.61' to a point on a circular curve concave to the Northwest, said point bears S61°46'4"E from the center of said curve; thence run NE/ly along the arc of said curve, having for its elements a radius of 4,920' and a central angle of 9°27'0" for an arc distance of 811.48' to a Point of compound curvature of a circular curve concave to the west; thence run NE/ly along the arc of said curve, having for its elements a radius of 200' and a central angle of 18°33'40" for an arc distance of 64.79' to the Point of tangency; thence run N0°13'16"E for a distance of 273.34' to a point; thence run N89°46'56"W for a distance of 175' to a point; thence run N0°13'16"E for a distance of 138.4' to a point on a line parallel with and 40' south of, as measured at right angle to the north line of said Section 22; thence run S87°36'46"W, along the previously described line for a distance of 439.91' to the Point of beginning. AND: PARCEL "E": A portion of the NE ¼ of Section 22, Township 55 South, Range 39 East, described as follows:

Commence at the Northeast corner of said Section 22; thence run S87°36'46"W, along the north line of said Section 22, for a distance of 300.64' to a point; thence run S1°21'29"W for a distance of 40.09' to a point on a line parallel with and 40' south of, as measured at right angle to the north line of said Section 22; thence run S87°36'46"W, along the previously described line for a distance of 477.92' to the Point of beginning of the hereinafter described parcel; thence continue S87°36'46"W, along the previously described line for a distance of 175.18' to a point; thence run S0°13'16"W for a distance of 138.4' to a point; thence run S89°46'56"E for a distance of 175' to a point; thence run N0°13'16"E for a distance of 146.36' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 137 Avenue & S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 26.5 Acres

PRESENT ZONING: BU-1A (Business – Limited)
IU-1 (Industry – Light)
GU (Interim)

APPLICANT: IGNATIAN SPIRITUAL CENTER, INC.

- (1) MODIFICATION of Conditions #2, of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request is to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.15 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition to setback 1.6' (7' required) from the interior side (north) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot coverage of 47.3% (40% permitted) (45% previously approved).

A plan is on file and may be examined in the Zoning Department entitled "Patio "As Built": Hernandez Residence," as prepared by R. S. Scandra and "Map of Boundary Survey," as prepared by Caribbean Land Surveyors, Inc., both stamped dated received on 11/27/01. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 8 of SUNSET HARBOUR, SECTION II, Plat book 118, Page 58.

LOCATION: 12716 S.W. 63 Circle Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.11 Acre

PRESENT ZONING: PAD (Planned Area Development)

APPLICANT: MICHAEL LATTERNER, TRUSTEE

- (1) IU-C to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.

REQUESTS #1 & #2 ON PARCEL "A"

- (3) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a site with an area of 6.2 acres (10 acres required).

REQUEST #3 ON PARCEL "B"

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Shopping Center," as prepared by Felix Pardo & Associates, Inc., dated 11/30/01 and consisting of 13 pages and site plan dated revised 2/15/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": Begin 195' east of the Northwest corner of Section 21, Township 55 South, Range 39 East, continue east 1,139.76', south 609.91', west 1,141.22', north 609.94' to the Point of beginning, less the south 96' of the west 88' thereof. AND: PARCEL "B": The west 415.42' of the east 1,750.3' of the north 609.91' less the north 40' for right-of-way of Section 21, Township 55 South, Range 39 East.

LOCATION: South of S.W. 136 Street and 160' east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.97 Acres

IU-C (Industry – Conditional)
BU-1A (Business – Limited)

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5; and plans entitled 'Open Terrace for: Mr. Francisco & Monica Morillo,' as prepared by Emilio R. Pinero, consisting of 3 sheets stamped received 2/6/02."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 11, PANACHE, SECTION 3, Plat book 128, Page 31.

LOCATION: 9041 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46.6' x 62'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)